PARK CITY

1884

PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060

May 1, 2025

The Council of Park City, Summit County, Utah, met in open meeting on May 1, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property at 2:02 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

CLOSED SESSION

Council Member Ciraco moved to adjourn from Closed Meeting at 4:10 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

4:10 p.m. - FY 26 Tentative Budget:
Jessica Morgan, Senior Financial Planning Analyst, presented this item along with Jed Briggs, Budget Operations and Strategic Planning Manager; Robbie Smoot, Data Analyst; and Penny Frates, Senior Budget Analyst. Morgan stated they will return to Council in subsequent weeks, leading up to the final budget adoption on June 12th, by state law. Revenues are expected to be flat for FY26, so staff decided not to focus on new projects, but rather on ongoing projects that align with Council goals. Smoot explained the difference between sales tax distribution and actual sales tax filings, and asked Council their reporting preference moving forward. Council Member Ciraco asked if the tax filings could be used as an economic performance metric vs. dollars received to inform budget discussions. Smoot agreed and said it would be included in the budget monitoring report. Council Member Parigian had no concerns with how the budget is currently being reported. Council Member Rubell agreed with Council Member Ciraco. Council Member Dickey stated that it's a good distinction of economic performance and agreed with Council Member Ciraco. Briggs presented the General Fund FY26 Budget, which he clarified does not include capital or enterprise funds. He furthered that sales

and property taxes fund most of the revenues, whereas personnel take up the majority of expenses. Briggs compared that to the Operating FY26 Budget, which includes the General Fund plus the Enterprise Funds, but not the Capital Projects Fund; one is looking at the budget by fund, and the other is looking at it by object. He briefly described the Transportation Fund FY26 Budget, where federal grants and sales tax make up a large percentage of revenues vs. transit ops, and future capital, which make up the majority of expenses. Lastly, the FY26 Water Fund Budget has water charges for services comprising the bulk of the revenues, whereas capital and service debt make up most of the expenses. Council Member Parigian sought clarification on the terms of the beginning and end of the balance sheet. Briggs stated that budget reports follow state code, which means you need to have a beginning and ending balance sheet, and it illustrates how much cash the City has at any given point.

Frates revisited the Detective Sgt., $240,000 (recurring), and K9 Unit $204,000 (recurring) budget requests. Chief Carpenter stated that the volume and sophistication of criminal cases continue to rise, and staff are finding that a Detective Sergeant is needed on staff to oversee investigations and ensure collaboration with victim advocates, multidisciplinary teams, and prosecutors on key cases. Council Member Parigian asked if the Detective Sergeant, depending on volume, would be able to complete other tasks on the force. Chief Carpenter said that the workload for that position has plenty of assignments. Chief Carpenter added that the second request for public safety would be for the K9 Unit for pre-event security at special events, for dignitaries, and ensuring safety in large crowds and public areas. He cited that in 2024, the City had 9 special events and in 2023, there were 13 events. He stressed that this resource would provide an opportunity to use the K9 for search and rescue, missing persons, and the canine can be multi-trained. This past year, the Police Department contracted most of the K9 sweeps with private entities and required a certified Peace Officer to be present with the contractor, which doubled the cost. Mayor Worel asked if the City would be liable if a K9 were to bite an individual. Chief Carpenter responded that the type of dog they are requesting would not be aggressive or attack trained. Instead, it would be search and rescue and Emergency Operations Center (EOC) trained. Council Member Parigian asked about the annual rental cost of a K9. Frates stated that, year to date, the cost of renting is around $35,000 for two events. Council Member Rubell stated that this request is a public safety matter and felt it should be included in the budget. Council Members Dickey, Toly, Parigian, and Ciraco all agreed.

Frates presented Sundance 2026 estimated increases to match 2025 service levels, totaling $314,567, as a one-time expense. Council Member Rubell asked what the minimum service level required for a good experience. Chief Carpenter stated that past increases were primarily security related. Council Member Rubell stated that he would like to see these numbers scrutinized a bit more since Sundance has already left. Council Member Toly asked what the cost would be if Main Street wasn't closed. Frates stated that she would come back with that estimate. Council Member Dickey stated that he understands the impulse to shave costs, but regarding safety, the money is well spent. Council Member Parigian sided with safety and approves of the request even if the numbers can't be further sharpened. Council Member Ciraco asked what the overall Sundance budget was for last year. Frates stated that she could return to Council with that number, since there isn't one Sundance budget; it hits every department separately. Council Member Ciraco asked how many days Main Street was closed for Sundance in 2025 and if that amount could be reduced. Chief Carpenter stated that it was closed for around 5 days, which was based on the projected number of venues in town and large concerts that were in place. Council Member Toly inquired if Council Member Dickey and Mayor Worel had an HPCA debrief on Sundance yet. Mayor Worel stated that they have discussed it and that having people in the street with the Main Street closure kept people out of the businesses, which was difficult for some of them. Council Member Dickey added that businesses close to the top of Main were not as well visited despite efforts to promote. Council Member Toly would like to have a full Sundance debrief to see if there are ways that the City could mitigate impacts to businesses that felt most affected. City Manager Matt Dias stated that the annual Sundance debrief is on the Council calendar for June 5th. Frates clarified that Council direction is to leave it in the budget as is, and as Sundance approaches, staff will work to refine the $314,567 request. Chris Eggleton, Economic Development Director, said that in some of the preliminary Sundance discussions, the organization showed interest in making the final event something memorable, which recognizes the history of the event.

Frates stated that bids came back favorably for the Sunny Slopes Trail (Meadows Drive to Round Valley Segment) and that this segment will be included in the FY26 as a repaving project at no additional cost. It is scheduled for Council discussion and contract award consideration on May 15th. Frates also mentioned that Finance and Utility Billing transitioned to a new payment processing provider as a key upgrade within the new Enterprise Resource Planning (ERP) system. The MARC and Golf facilities are also moving to a new payment provider to improve integration with their existing point-of-sale systems to lower their monthly service rates. The current 2% credit card processing fee for transactions over $5,000 is being evaluated as part of the FY26 fee schedule. Council Member Rubell wanted staff to see about reducing credit card payments to further minimize processing fees. City Manager Dias clarified that staff would be looking at payment methods that have lower administrative thresholds or costs, like Zelle, or other alternatives. Council Member Rubell agreed and named Automated Clearing House (ACH), internet payment methods, and checks. Frates stated that the City offers some of those methods already, but that it would be a matter of pushing customers to use those methods over credit cards.

Scott Robertson, IT Director, stated that proposed technology investments are about unlocking capacity, reducing some institutional risk, and positioning the City to lead with foresight. He furthered that most of the work that IT does is projects, whether it be migrating or integrating data, upgrading systems, or managing the landscape of compliance.

Briggs summarized the General Capital Fund FY26, revenues vs. expenses. He reiterated that in the regular meeting, Council will have the option to adopt the tentative budget before the final budget is presented to them for adoption on June 12th, per state code.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Marissa Marleau, Deputy City Recorder	**Present**
None	**Excused**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Ciraco will be buying cups of coffee at Lucky Ones on May 2nd from 9-11 am for anyone who would like to discuss City issues. Council Member Parigian thanked everyone for attending the Treasure Hill Ribbon Cutting last night. Council Member Rubell implored Council to hold citizens targeting specific Council Members accountable for positive or negative comments in Chambers accountable and would prefer if the Council were addressed as a whole. Council Member Toly stated that May is Mental Health Awareness Month and mentioned that there are a number of activities going on in Park City. Council Member Dickey thanked the community for coming out for Monday's Council Meeting and was happy with the turnout, whichever side they fell on the topic. Mayor Worel stated that Park City has been awarded Tree City USA status, a testament to the community's commitment to the unwavering care and celebration of trees. She added that next Tuesday from 5:30-6:30 pm in Chambers and online, there will be a running for office orientation for the municipal election, and due to a legislation change, the candidate filing period has been updated to June 2-6. Council Member Rubell stated that his prior comment was instead a question to Council and is curious if the majority of Council would be receptive to having the public address Council as a whole, rather than individually. Council Member Parigian stated that it was uncalled for and would appreciate being addressed a group. Council Member Ciraco stated that he has no problem taking constructive criticism but supports the proposal to address the Council as a whole. Council Member Toly stated that multiple individuals did that at Monday's meeting and agrees it would be better to address the Council as a whole. Council Member Dickey stated that he would be open to policy discussion on the matter.

Staff Communications Reports:

1. February Sales Tax:

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from March 26, 27, and April 10, 2025:

Council Member Ciraco moved to approve the City Council meeting minutes from March 26, 27, and April 10, 2025. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Construction Agreement with Big Horn Contractors LLC, as Approved by the City Attorney's Office, to Replace the Collapsed "Aspen Deck" on the Bonanza Flat Property Not to Exceed $101,906:

2. Request to Authorize the City Manager to Execute Four Professional Services Agreements as Follows: Ecology Bridge LLC - $70,000; Optimo Landscaping and Snow Removal LLC - $50,000; Utah State University Utah Conservation Corps - $50,000; Greenleaf Enterprises - $30,000; for a Total Not to Exceed $200,000, for Invasive Species Mitigation in a Form Approved by the City Attorney's Office:

Council Member Parigian moved to approve the Consent Agenda. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, and Toly
NAY: Council Member Rubell

VI. OLD BUSINESS

1. Consideration to Approve Recommendations of the Nonprofit Services Advisory Committee:

Hans Jasperson, Budget Analyst, introduced the Nonprofit Services Advisory Board Committee Members, Dan Glasser, Board Chair, and Molly Miller. Jasperson reviewed Council recommendations from the May 13th, 20th, and 26th meetings. Miller stated that a little less than half of PC Tots revenue comes from parent tuition, whereas fundraising and grants comprise the remainder. She furthered that the $50,000 request would offset a major fundraising lift from PC Tots recent capacity expansion, which also coincided with a loss of approximately $600,000 in federal grants. She stated that Park City Municipal already provides significant investments to PC Tots, but this request is not duplicative of received funds. Glasser proposed the Emergent Community Needs Grant Program: Increase funding to $100,000, which would strengthen the City's ability to respond quickly to urgent community needs in a time of growing uncertainty for nonprofits. Jasperson presented three options for Council: Option A: PC Tots Funding $27,250 (FY25), $50,000 (FY26), $50,000 (FY27) with $100,000 commitment to Emergent Needs in FY26 and FY27; Option B: PC Tots Funding same as Option A with Emergent Needs at $86,000 in FY26 and FY27; Option C: $27,250 (FY25), $25,000 (FY26), $25,000 (FY27) with Emergent Needs same as Option B. Jasperson explained that FY25 has an available budget of $27,250, FY26 has an available budget of $136,000, and FY27 has an available budget of $186,000, which was larger due to the Senior Center funding ending in FY26. He furthered that Option A would lead to a budget deficit and would need to be funded from other departments if selected.

Mayor Worel opened public input.

Joel Zarrow, 84098, urged Council to consider funding PC Tots. He stated that funding this project would be a step in the right direction for continuing the work that Council has already put forth in regard to the Childcare program. He furthered that the prior scholarship is distributed to more than 27 Pre-K centers around the City, not just PC Tots.

Abby Eddy, 84060, brought her two sons with her to show support for PC Tots. She stated that PC Tots provides a high-quality preschool education and is opting to stay there instead of transitioning to public school. She appreciates the diversity that PC Tots classrooms have, and highlighted the impact of a year-round facility for working parents.

Sue Banerjee, 84098, Executive Director of PC Tots, thanked the Council for the work they had already done, especially with regard to the Upwards Program. She clarified that PC Tots is not the recipient of $1,000,000, the amount of money that was allocated under it; it is getting a far smaller portion.

Mayor Worel closed public input.

Council Member Ciraco thanked Glasser and Miller for their work leading the committee. He stated that tweaking the Upwards formula to apply for scholarships may gain traction, which would allow the Council to fund the monetary gap. Therefore, he is proposing $15,000 funding to PC Tots in FY25 and removing funding for FY26 and FY27, with the intent to make up the remainder of the funds with adjustments to the Upwards Scholarship Program. Council Member Parigian agrees with Council Member Ciraco's recommendation. Council Member Rubell also agrees with Council Member Ciraco and stated that receiving funds through a nationally recognized program is a better pathway. He furthered that the leftover funds should be shifted to the Emergent Needs Program. Council Member Toly asked if additional funds will need to be added to the budget tonight, to then later have a conversation about this topic at the end of summer or the beginning of fall. Council Member Ciraco stated that there is no need for additional funds. He furthered that a large portion PC Tots requests from 84060 are under 80% AMI, so if Council were to adjust the funding levels in Upwards to target that specific demographic through the program, it would eliminate the need for immediate budgetary funding. Council Member Toly stated that Council would have to unanimously approve of that change in the future, so it jeopardizes funding if for some reason it was not approved. Council Member Ciraco stated that Council has publicly supported Childcare requests, and that this request should be no different. Council Member Toly asked if Michelle Downard, Resident Advocate, would be prepared to come back to Council in the fall. Downard affirmed that sometime in September would be the appropriate timeframe and confirmed that adjustments to support childcare providers can be made at that time. She stated that Park City provided $40,000 of $350,000, or around 11% of total funds, to providers allocated during the first fiscal year. Glasser asked if funds could be used to impact the quality of the program and the classroom. Council Member Ciraco stated that those funds would be able to be used elsewhere. Council Member Dickey approves of the change to Upwards. He would fund Option A, so that PC Tots has fund certainty, and if the changes to Upwards are made, then reallocate money based on what funds have already been provided. Mayor Worel commended the Committee for following Council direction regarding fund duplication, and did not understand why that direction would be disregarded. Council Member Rubell stated that the new information helped improve the program. Council Member Ciraco added that it's a more sustainable revenue stream for all childcare providers. Council Member Toly would like to fund $25,000 for FY25 to cover the six-month gap relative to the change in Upwards programing. She added that if Council does not move forward with the new plan in the fall, the emergent funds will be used to fill the gap for FY26 and FY27.

Council Member Ciraco moved to fund PC Tots at $27,250 for FY25 and for FY26 and FY27, allocate the proposed PC Tots funding to Emergent Needs, and return to Council in September to discuss the Upwards Scholarship program to increase the levers of funding to ensure PC Tots is viable. Council Member Rubell seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Discuss the Senior Center Mawhinney Lot Feasibility Report:

Chris Eggleton, Economic Development Director, gave a brief history of the Mawhinney Lot and then introduced Matt Lee, Project Manager, and Liz Novack, Park City Seniors President; and Trason Dixon, Park City Seniors Executive Director. Lee stated that all four parcels of the Mawhinney Lot are zoned Historic-Residential Medium Density Zone (HRM), and the intended use of the Senior Center is classified as Public, or Quasi-Public Institution, Church, and School, which would require a conditional use permit and a Historic District Design Review. Lee added that current setbacks are listed as 15 feet front and rear, 10 feet on each side, and the maximum building square footage is approximately 7,000-10,000 square feet, to include up to a two-level building. Lee stated that the feasibility study focused on keeping the Mawhinney parking lot intact. Lee indicated that the Land Management Code dictates one space per 1,000 square feet, or one space per 5 seats. Park City Seniors would like to have a 100-seat capacity, which totals 20 stalls for maximum occupancy, but is subject to Planning Commission approval. Lee added that the old Senior Center on Woodside has a total of 42 stalls. At 90% parking capacity, utilization was 20 out of 47 stalls, leaving 27 extra open stalls; thus, based on the current peak utilization of 42 stalls, a 15-stall deficit would be present. Lee stated that Environmental testing found groundwater contamination at a 9-foot depth, which would hinder below-grade construction. He added that soils testing showed contamination, but it is within the Soil Ordinance Boundary. Geotechnical findings reported that any below-ground construction would require dewatering and a shoring method for the excavation, which would add cost to the project. Council Member Toly asked if the dirt parking lot is owned by the City and inquired how many cars could be parked there. Eggleton confirmed it to be City-owned. Lee stated that parking in that location would total 8-10 stalls.

Council Member Parigian asked if other locations besides Mawhinney were analyzed as prospective sites. Eggleton stated that the Mawhinney lot was identified as a prospective site because it is a City-owned parcel that could support parking and various site plans. Council Member Parigian asked if an underground parking structure would be possible to add additional spaces. Lee stated that it is possible, but would add to building costs, and the de-watering layer may affect the structure itself. Council Member Ciraco asked if the soil samples were something that staff were concerned about. Lee stated that soils are not concerning. Council Member Dickey asked how staff plans to scale parking for a larger Senior Center with higher demand. Eggleton stated that staff is looking for direction on that specifically to scale the feasibility study accurately. Council Member Dickey inquired about the underground parking constraints to the existing Woodside Senior Center. Lee stated that geotechnical study was completed at Woodside. He furthered that the soil was much cleaner than Mawhinney, and that is not within the soil ordinance. Council Member Rubell asked if the budget took into account who would be paying for it. Lee confirmed that it did not. Council Member Rubell asked if staff need direction on the budget number. Eggleton commented that specific budget direction is not required, rather, staff is seeking direction on lot and parking preferences. Lee furthered that $100,000 per stall below grade, and $50,000 a stall above grade would be a good structured parking cost benchmark. Council Member Rubell asked how many stalls would be needed. Lee furthered that particular number would stem from Council direction on the desired utilization goals. Eggleton stated that the not-to-exceed 9,999 SF was added as a benchmark to help identify future needs and narrow parking specifications.

Mayor Worel opened public input.

Liz Novack, of 84098, and President of the Park City Senior Center, thanked the staff and the Council for their hard work. Liz stated that the City and the Seniors are on the precipice of compromise. Park City Seniors will discuss the location more at their next Board Meeting, May 12th. She furthered that the Mawhinney lot would allow them to stay in the current Senior Center on Woodside until the new build is completed. She added that the Park Ave location would speak volumes to the importance of Seniors in the community.

Deb Stafsholt, 84060, stated that she is appreciative that Council is considering additional parking and furthered that in 2024 the library had 252,000 library visitors. She added that in addition to visitors, staff also use the Mawhinney Lot. She furthered that there are also about 560 members of the Park City Senior Center, and that they are trying to expand opening to 5 days a week. She expressed concerns about parking accommodations for so many groups of people, especially with the Clark Ranch, Deer Valley, and Park City Resort units, which will be coming online.

Lisa Plane, 84060, is the HOA president representing Alpine Retreat Residents who are directly adjacent to the proposed project. She would like it noted that the vacant land that staff describe is used as a park and is valued green space for wildlife and citizens alike. She stated that residents endorse the project wherever construction is decided and if it is at Mawhinney they would like to be good neighbors. However, they are opposed to the removal of green space in Old Town. She furthered that Parkities have spent millions of dollars to preserve green space, and urges Council to consider underground parking to preserve open space, especially in Old Town.

Vincent Novak, 84098, stated that the current facility is woefully inadequate.

Francie McNalley, 84060, stated that the seniors are a vulnerable population who need a Center in a time of uncertainty. She urges Council to decide on location before building costs increase even more than they have.

Craig Weakley, 84060, a Board Member of the Park City Seniors, would like to thank Council for the hard work that has gone into the project. He is looking forward to a facility that will serve future generations. He appreciates the Mawhinney lot due to the importance of location in Old Town, and proximity to transit, the library, and City Park, all of which are used by seniors. He stated that the location would give the seniors the ability to stay in their current location until the project is completed.

Daniel McNeal stated that he is appreciative of Council's acknowledgment of parking concerns. He stated that there are benefits to the current location: below-grade parking with no soil or water contamination and a 99-year lease. He stated that the 60-64 demographic is the fastest growing population in Park City and urges Council to prepare for the Senior Center to be busier than before.

Linda McReynolds, 84060, of the Park City Seniors Board, stated that a 15,000 SF footprint would be a better starting point as compared to the 7,000-10,000 SF that they negotiated down to.

Mayor Worel closed public input.

Council Member Parigian would like to know why the Geo Technical study assumed the build would be a two- to three-story condo with underground parking. Lee said that it is an error. He furthered that staff told them it was a two-level structure with the potential for below-grade parking. Council Member Parigian would like to see more than the LMC minimum required parking to allow for growth at the Senior Center. He inquired as to why Engineering does not support 12th Street access on the Mawhinney lot. John Robertson, City Engineer, stated that he will need to come back to Council with that. Lee stated that it wasn't recommended because it wasn't needed. Council Member Parigian added that he would like to see the Senior Center in the middle of the lot with green space around it, and below-grade parking underneath. Council Member Ciraco stated that underground parking is an investment in open space. He stated that Mawhinney is a marquee location and that the site plan will be key to shaping the design.

Council Member Rubell clarified why the Senior Center project has taken longer than expected. He furthered that he would like to see the project done right and agreed with Council Member Ciraco to focus on below-grade parking to invest in open space. Council Member Rubell would like to see the County contribute more than furnishings and equipment to the project. Council Member Dickey likes the Woodside Lot because the lease is preexisting, there are no soil issues, parking could be abundant, the MPD does not have to be reopened, green space would not be lost, and it's a block from transit. He stated that if the majority of Council prefers Mawhinney, he would be ok with that as well. He furthered that the 9,999 SF allows the City to get the maximum square footage with the existing code. He agreed with other Council Members to invest in underground parking for green space and winter weather.

Council Member Toly would like to prioritize square footage over parking. Mayor Worel stated that Council consensus points to the Mawhinney Lot, with direction to move forward with a best-site location conceptual plan. City Manager Dias asked Council for more direction in regard to square footage. Council Member Ciraco would like staff to use the footprint to determine the square footage needed. Novack stated that the seniors were asking for a 7,000 SF footprint so that Seniors could build up for a second story. She furthered that the first floor would be larger so that more amenities could be located at the ground level for Seniors. The Council confirmed consensus for 7,000 SF.

3. Update on City Council Discussions with UDOT on SR224 Bus Rapid Transit (BRT):
Council Member Rubell clarified that all Council members are in support of the BRT project and have never made efforts to derail it. He furthered that there have been questions surrounding road widening, a component of the BRT project since 2022, a year after the project began. He furthered that UDOT was enthusiastic about the opportunity to be more involved and work together on the project, and would like to make the project context sensitive to Park City's rural environment. Council Member Rubell stated that UDOT heard Council concerns and acknowledged them as valid and stated that they will be addressed as the project moves forward. Council Member Ciraco stated that he was impressed that the Executive Director and that the Chief Lieutenant of UDOT took time to meet with the Mayor and Council Members to listen to their concerns. Council Member Dickey asked what the path forward with UDOT might look like. Council Member Rubell stated that the first step was the update tonight, and making sure that Council is comfortable UDOT increasing its involvement. He furthered that if Council agrees, working with a UDOT project manager would be the next step. City Manager Dias stated that he and the Mayor would immediately reach out to the Executive Director to convey that the Park City Council is interested in UDOT taking more of a leadership role in the project. Council Member Dickey asked if Park City potentially changing the project would endanger federal funds. Council Member Rubell said that it would not impact federal funds. Mayor Worel added that the Executive Director indicated that he is not interested in going to FTA to ask for a change in project scope, which would jeopardize funding.

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-06, an Ordinance Adopting a Tentative Budget for Fiscal Year 2026 for Park City Municipal Corporation and Its Related Agencies and Authorizing the Computation of the Property Tax Rate at a No Tax Increase Rate, and Set Public Hearings to Consider Adoption of the Final Budget on June 12, 2025, at a Regular City Council Meeting:
Jessica Morgan, Senior Financial Planning Analyst, joined by Penny Frates, Senior Budget Analyst, introduced the ordinance to adopt the tentative budget for FY 2026. Morgan stated that setting the tentative budget sets a framework for refinement, and staff will continue to improve it based on Council comments and suggestions. Council Member Toly asked why a cost-of-living (COLA) request wasn't made for FY26, and what those numbers would look like if they were to be brought to Council. Sarah Mangano, HR Director, stated that with the budget for FY26, being revenue flat, staff decided not to include a COLA request. She furthered that COLA adjustments for Social Security and Consumer Price Index (CPI) for Mountain West are both running at 2.5% for March. Mangano stated that Salt Lake City is asking for a 4% increase, and Colorado Mountain Towns and Counties are asking between 4%-7%. She added that

staff would recommend a 2%-2.5% increase, around $740K- $920K from the General Fund, to keep up with COLA. She furthered that those numbers are fully burdened and include URS contributions and taxes. Council Member Rubell asked if the City still has the pay for performance model to include merit increases. Mangano stated that there are no employee budget increases for FY26. City Manager Matt Dias stated that budget projections were conservative, and staff have more financial information now if Council would like to revisit COLA.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Toly moved to approve Ordinance No. 2025-06, an ordinance adopting a tentative budget for Fiscal Year 2026 for Park City Municipal Corporation and its related agencies and authorizing the computation of the property tax rate at a no tax increase rate, and set public hearings to consider adoption of the final budget on June 12, 2025, at a regular City Council meeting. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Consideration to Approve Ordinance 2025-07, an Ordinance Approving a Vacation of Right-of-Way for a 21,775-Square Foot Portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-Square Foot Portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision:

Virgil Lund, Planner I, stated that on April 2, 2025, the Planning Commission approved the Subdivision of City Park to create three lots and forwarded a positive recommendation for the Right-of-Way-Vacation (ROW). He furthered that the proposal is to vacate an unused portion of ROW, called Eastern Avenue, and a portion of Calhoun/13th Street. Lund stated that ROW complies with Utah code, and Park City will maintain ownership. Council Member Parigian asked the location of the right-of-way in regard to Calhoun. Lund stated that it connects to Solden Road.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Parigian moved to approve Ordinance 2025-07, an ordinance approving a vacation of right-of-way for a 21,775-square foot portion of Eastern Avenue within Lot 1 of the City Park Subdivision and a 4,631-square foot portion of Calhoun/13th Street within Lot 2 of the City Park Subdivision. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

3. Consideration to Approve a Three-Year Lease Renewal for PC Tots with an Amendment for the Exclusive Use of the Childcare Courtyard without Annual Check-Ins unless Requested by the City Council:

Becca Lael, Community Engagement Librarian, joined by Sue Banerjee, Executive Director of PC Tots, is proud of the program and is seeking a lease renewal. Banerjee thanked Council for supporting PC Tots in the Library space. Lael stated that PC Tots lease expires on June 30th, and with renewal, it would go through June 30th, 2028. She furthered that the Library deems check-ins non-essential as they are confident in their tenant. Lael added that while PC Tots currently has 3 hours of Courtyard time, the Library would like to provide exclusive Courtyard access to PC Tots. Council Member Parigian asked who typically uses the Courtyard when PC Tots occupy the space. Lael stated that nobody uses it. Banerjee added that the sole use of the Courtyard would allow for increased safety, security, and would be a place where they can leave their shed, garden, and outdoor classroom unobstructed by individuals who may wander in.

Council Member Bill Ciraco would like to change the lease agreement from 3 to 5 years if other members agree. Lael stated that the current lease is set for 3 years now, but in 2028, upon renewal, it will come back to Council for a 5-year term, and defers to City Attorney, Margaret Plane, for counsel. Plane stated that Council could ask staff to amend the term provision of the lease to flip the terms. Council Member Toly would like to flip the terms but would like an update every three years. Council Member Rubell asked what the burden of the annual update might be. Lael stated that in non-lease years, the Library has written a staff report including a general update, demographics, and grants that may have enhanced the space. Banerjee stated that data is tracked year-round regardless of updates, so an annual update would be easy to accommodate.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Parigian asked if the annual renewal could be set to a three-year term, not three and five years consecutively.

Council Member Ciraco moved to approve a five-year lease renewal, followed by a three-year renewal for PC Tots with an amendment for the exclusive use of the childcare courtyard and a yearly staff report. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Rubell, and Toly
NEYS: Council Member Parigian

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Marissa Marleau, Deputy City Recorder

April 29, 2025

Dear Mayor Worel & Park City Councilors,

Matt Lee presented the preliminary findings of the parking and soil studies at our April 16th Library Board meeting. I hope you will consider the following additional concerns when making your decision about building the proposed Senior Center on the Mawhinney Parking Lot:

1. Cost of contaminated soil excavation and removal for underground parking.
2. Contamination of water under the proposed structure and Poison Creek.
3. Flood proofing cost due to flowing water under proposed structure.
4. Excessive cost per parking stall.
5. Was the parking study conducted during low season?
6. Parking study did not include future impacts of proposed 50 affordable units in current Senior Center lot. Woodside & Norfolk can't accommodate overflow from these units.
7. Parking study did not include future impact the new Community Center.

Previous concerns expressed to Council:

1. Lack of adequate parking for Seniors, Library Patrons and child care drop offs.
2. Parking for skate board park (only 6 stalls), band stand concerts, and BBQ pit.
3. Parking for Main Street access, town parades and special events.
4. 27' height code restriction in historic Old Town zoning requires underground parking.
5. Proposed modern architecture disrupts fabric of historic neighborhood on main artery.
6. Creating parking overflow onto narrow residential neighborhood streets.
7. Old Town traffic increase with 50 proposed affordable units.

I am a Senior Center Art class enthusiast. Park City Seniors are amazing. Many are past town leaders who shaped PC. Many seniors are unable to use the bus or walk. At least 50% of seniors come from Heber, Kamas, Pinebrook, Kimball Junction and the surrounding areas outside of 84060. In 1978 city council awarded our Seniors a 99 year lease for their current location. Why would our current council break this lease and change existing historic zoning? Wouldn't the current site be a more prudent and less expensive option?

Ed Parigian is a good friend of mine. It feels like an act of betrayal to express strong concerns about a project that he is so passionate about. I know you want to address both, affordable housing and the Senior Center. I start my term as the Library Board Chair in July. As a Library Steward and 35 year Old Town resident, I think we are trying to stuff too much into a 2 block radius. The Library, the Senior Center and Old Town will all suffer from it. Please drive by this area on your way to the May 1st council meeting.

Enclosed are: current library lot parking restrictions, April & May library and Senior Center calendars to highlight parking usage overlap. Did the parking study include usage overlap? Thank you. The securing of the Treasure Hill Conservancy was my favorite council meeting ever.

Debbie Stafsholt

Debbie Stafsholt

RE: [External] Re: Room Rental and Parking Information

Becca Lael <becca.lael@parkcity.org>
To Patricia Stokes; Angela Dohanos
Cc ann.sowder@gmail.com; Sharon Serpico Hanson; Debra Stafsholt; Seth Beal;
You replied to this message on 4/24/2025 11:53 AM.

Hi Patricia & Board,

Here is the breakdown:

Library: 64 regular spots
Carpool/fuel efficient: 3
EV: 4
10 min (8:30- 4:30): 6
Veteran: 1
Handicapped: 4
Book return(no parking): 1

Mawhinney: 47 in total

Becca Lael
She, her, hers
Head of Events & Publicity
Park City Library
parkcitylibrary.org
1255 Park Avenue
Park City, Utah 84060
o: 435.615.5611

NOTE: from Deb

When I need to use the Mawhinney Lot for library parking often a combination of these are open & unused at the time.

PARK CITY LIBRARY'S APRIL EVENTS

Weekly Events

MONDAYS
Next Chapter Book Club: 12PM
Baby & Me: 3PM
Eng/Span Conversation Club: 6PM

TUESDAYS
Bilingual Baby: 10AM
Bilingual Storytime: 11AM

WEDNESDAYS
Baby & Me: 10AM
Music & Movement: 11AM
Color and Connect Club: 2PM
Mindfulness Meditation for Adults: 6PM

THURSDAYS
Preschool Storytime: 10AM
Toddler Time: 11AM
Minecraft Club: 4PM

FRIDAYS
Mi bebé y yo: 10AM
Cuentos y Cantos: 11AM

SATURDAYS
Bilingual Family Storytime: 10AM
Crafternoon Kits: 10AM
Pop-up Crafts: All day

PARK CITY LIBRARY

All library events are free to attend.

Sponsored by the Friends of the Library.

Spring Break Events

SCHOOL BREAK FILM SERIES

In partnership with Park City Film, Park City Library brings you free film screenings with complementary popcorn.

MON, 4/14, 4PM: *Moana 2*
TUE, 4/15, 4PM: *Vivo*
WED, 4/16, 4PM: *Wicked*
THUR, 4/17, 4PM: *James and the Giant Peach*
FRI, 4/18, 4PM: *The Muppet Movie*

FRIENDSHIP BRACELETS
TUE, 4/15, 2PM

Get crafty and create friendship bracelets.

WICKED CRAFT
THU, 4/16, 3PM

Paint a miniature witch before watching *Wicked* in the auditorium at 4pm.

SMASH BROS TOURNAMENT
THU, 4/17, 5PM
Bookings Recommended

Test your might against friends to see who is the best player.

FAMILY PUZZLE RACES
SAT, 4/19, 1PM
Bookings Required

Race to complete a 35, 100, or 300-piece puzzle first. Register a team of three or sign up to be placed onto a team.

Children and Teens

TEA PARTY
SAT, 4/5, 10AM, 11:30AM, 1PM
Registration is required and opens on March 15 at 9AM

The Park City Library formally requests the honor of your company for our annual tea party. Dress in your finest attire!

TEEN ZEN DEN
TUE, 4/29, 6PM

Teens will learn breathwork and movement to build mindfulness.

All Ages

CRAFT CLUB
TUE, 4/1, 6PM

Learn a new craft or bring your own project to work on.

All Ages Cont.

D&D NIGHT
THU, 4/3, 5PM

Come play Dungeons and Dragons at the Library! Beginners welcome.

WRITING GROUP
SAT, 4/5, 3PM

A monthly group to give writing advice, workshop new writing techniques, and share our writing.

ORIGAMI
MON, 4/14, 2PM

Bring your creativity; the Library will provide the origami paper!

Earth Day

WASTE WORKSHOP
WED, 4/23, 4PM

Discover how to positively impact the planet through recycling, composting, and growing your own food.

TOY SWAP
4/25-4/27

Give your gently used toys a second chance at our Toy Swap. Bring clean, complete toys and swap them for others.

USED GEAR SWAP
4/25-4/27

Give your gently used gear a second chance at our used gear swap.

FAIRY TEA CUP GARDEN
SAT, 4/26, 12PM

Give teacups a second life by planting beautiful succulents inside them.

EARTH DAY CELEBRATION
SAT, 4/26, 12PM

A celebration with speakers from local sustainable community organizations.

Adults

DEMENTIA LUNCH
FRI, 4/4, 12PM

Enjoy lunch and explore our Memory Care Collection, designed for individuals with memory loss.

Adults Cont.

LOCAL SPEAKER SERIES: BARBARA JONES BROWN & RICHARD TURLEY
TUE, 4/8, 6PM

Join local Utah authors as they talk about their books discussing Utah history.

INTRO TO GUITAR
TUE, 4/8, 4/22, 4:30PM

A class to help aspiring guitarists of all ages with basic knowledge and techniques to get started with the instrument.

SOUND BATH BY NORKOVA
MON, 4/21, 6PM

Using the healing power of sound, this immersive session invites you to relax, rejuvenate, and connect deeply with your body and mind.

WOMEN'S GIVING FUND ANNUAL EVENT: LANE MOORE
THU, 4/24, 7PM

An inspiring evening about women's friendships with Lane Moore, author of "You Will Find Your People."

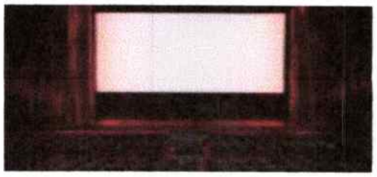
Spanish

FINANCE BASICS YOU NEED TO KNOW
MON, 4/7, 4PM

Managing your finances can feel overwhelming, but it doesn't have to be, there are a few basics that everyone can do to improve.

CHARLAS EN LA CONCINA
WED, 4/9, 10AM

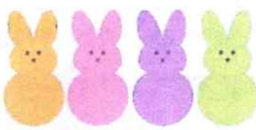
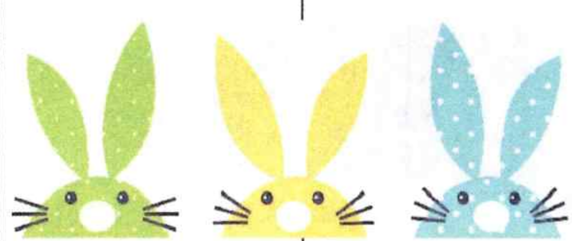
Make traditional Latinx dishes and discuss mental health.



CINE EN ESPAÑOL
SAT, 4/12, 4PM

Come to the Library to see West Side Story (2021) in Spanish!

April Activities Calendar

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1 PC– Senior Somms 11 PC– Fit & Fun 9-950	2 PC– Art Class 1-3 PC– Game Day / Mahjong PC– Guided Meditation	3 SS– Board Meeting PC– Tai Chi 10-11 PC– Fit & Fun PC– Talk & Tech 1:30	4 NS– Board Meeting 
7 SS– Bingo! PC– Gentle exercise 10-11	8 PC– Fit & Fun 9-950 PC– Senior Somms 11 	9 NS– Enhabit Health Check PC– Game Day / Mahjong PC– Guided Meditation PC– Koffee Klatch 930-11 PC– Art Class 1-3	10 SS– Birthday Celebration PC– Tai Chi 10-11 PC– Fit & Fun PC– Birthday Celebration 1:30	11 NS– Kate Loman Food Demo
14 SS– Craft PC– Gentle exercise 10-11 PC– Board Meeting 1:45-4	15 PC– Fit & Fun 9-950 PC– Senior Somms 11 	16 PC– Game Day / Mahjong PC– Guided Meditation PC Lunch at Mercantile / Shopping in Midway	17 SS– Movie PC– Tai Chi 10-11 PC– Fit & Fun PC– Enhabit Health Check	18 
21 SS– Easter Egg Race SS– Easter Celebration PC– Gentle exercise 10-11	22 PC– Fit & Fun 9-950 PC– Senior Somms 11 	23 PC– Game Day / Mahjong PC– Guided Meditation PC– Art Class	24 SS– Bingo! PC– Tai Chi 10-11 PC– Fit & Fun 	25
28 SS– Movie PC– Gentle exercise 10-11 	29 PC– Fit & Fun 9-950 PC– Senior Somms 11	30 PC– Game Day / Mahjong PC– Guided Meditation PC– Art Class		

PARK CITY LIBRARY'S MAY EVENTS

Weekly Events

MONDAYS
Next Chapter Book Club: 12PM
Baby & Me: 3PM
Eng/Span Conversation Club: 6PM

TUESDAYS
Bilingual Baby: 10AM
Bilingual Storytime: 11AM

WEDNESDAYS
Baby & Me: 10AM
Music & Movement: 11AM
Color and Connect Club: 2PM
Mindfulness Meditation for Adults: 6PM

THURSDAYS
Preschool Storytime: 10AM
Toddler Time: 11AM
Minecraft Club: 4PM

FRIDAYS
Mi bebé y yo: 10AM
Cuentos y cantos: 11AM

SATURDAYS
Bilingual Family Storytime: 10AM
Crafternoon Kits: 10AM until gone
Pop-up Crafts: All day

PARK CITY LIBRARY

All library events are free to attend.

Sponsored by the Friends of the Library.

Children & Teens

PUPPET SHOW
SAT, 5/3, 4PM

Get ready to let your imaginations run wild during a puppet show that's sure to be a happily ever after... with a twist!

FAMILY FILM FEST: DOG MAN
SAT, 5/10, 4PM

A free screening of Dog Man. Free popcorn is provided. In partnership with Park City Film.

BALLETNEXT: WORKS IN PROCESS
WED, 5/21, 6:30PM
Bookings Required

Join us for a preview of new, in-progress choreography.

TEEN ZEN DEN
SAT, 5/24, 1PM

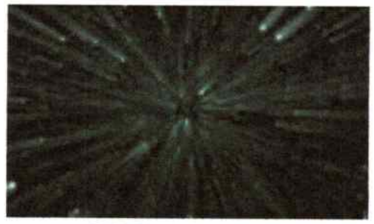
A class for teens to learn practices that support concentration and reduce anxiety.

All Ages

D&D
THU, 5/1, 5PM

Come play Dungeons and Dragons at the Library!

All Ages Cont.



STAR WARS DAY
SAT, 5/3, 1PM

Create your own pool noodle lightsaber, origami, and other Star Wars-themed activities.

WRITING GROUP
SAT, 5/3, 10AM

A monthly meeting to give writing advice, workshop new writing techniques, and share our writing.

CRAFT CLUB
TUE, 5/6, 6PM

Learn a new craft or bring your own project to work on.

DIY SLIME
MON, 5/12, 4PM

Make your own slime.

INTRO TO GUITAR
TUE, 5/13 & 5/27, 4:30PM

A class to help aspiring guitarists of all ages with basic knowledge and techniques to get started with the instrument.

ORIGAMI
MON, 5/19, 4PM

Bring your creativity; the Library will provide the origami paper!

MINATURE PAINTING
THU, 5/29, 5PM

Learn how to paint your own minifigure for board games.

PAINT A BOOKEND
SAT, 5/31, 1PM

Paint your own bookend for your home bookshelf.

Adults

PARENTHOOD AND PERSONAL FINANCE
TUE, 5/13, 5:30PM
Bookings Required

Learn how new and expecting parents can navigate the financial changes that come with growing their families.

PUZZLE RACES
WED, 5/19, 10AM
Bookings Required

Race to complete a 300-piece puzzle first. Register a team of three or sign up to be placed onto a team.

SOUND BATH BY NORKOVA
TUE, 5/20, 6PM

Using the healing power of sound, this immersive session invites you to relax, rejuvenate, and connect deeply with your body and mind.

LOCAL SPEAKER SERIES: DALTON GACKLE WITH THE PARK CITY HISTORY MUSEUM
TUE, 5/27, 4PM

Listen to Dalton Gackle's lecture titled "Life About Town in Park City's Mining Days."

Spanish

CHARLAS EN LA CONCINA
WED, 5/14, 10AM

Make traditional Latinx dishes and discuss mental health.

INVESTING 101
WED, 5/14, 5PM
Bookings Required

This class is in Spanish. Learn the basics of investing while providing practical strategies to help you build your own path to achieving financial security.

BILINGUAL TELEHEALTH OPENING
SAT, 5/17, 3PM

Celebrate the Library's new telehealth room, which the community can use for virtual doctor appointments.

May Activities Calendar

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
			1 PC– Tai Chi 10-11 	2 NS– Exercise @10am
5 PC– Exercise Class 10-11 PC– Mexican Train Dominoes club @11 	6 PC– Fit & Fun @ 9 PC– Fiber Arts club @11 	7 NS-Exercise @10am NS– Birthday Celebration PC– Bridge @ 10:30 PC– Mahjong club@ 11 PC– Guided Meditation @8:30PM PC– Art Club @1 NS-Board mtg @10	8 PC– Fit & Fun 9am PC– Tai Chi 10-11 PC– Mexican Train Dominoes @11 PC-May Birthday Celebration	9 NS– Exercise Class @10am 
12 PC– Exercise Class 10-11 PC– Mexican Train Dominoes club @11 	13 SS– Bird Nesting Activity PC– Fit & Fun @ 9 PC– Fiber Arts club @11	14 NS– Exercise Class @10am NS– Enhabit Health Check PC– Bridge @ 10:30 PC– Mahjong club@ 11 PC– Guided Meditation @8:30Pm	15 PC– Fit & Fun 9am PC– Tai Chi 10-11 PC– Mexican Train Dom-inoes @11am 	16 NS– Exercise Class @10am
19 PC– Exercise Class 10-11 PC– Mexican Train Dominoes club @11	20 PC– Fit & Fun @ 9 PC– Fiber Arts club @11 	21 NS– Exercise Class @10am PC– Bridge @ 10:30 PC– Mahjong club@ 11 PC– Guided Meditation @8:30Pm PC– Art Club @1	22 PC– Fit & Fun 9am PC– Tai Chi 10-11 PC– Mexican Train Dominoes @11am 	23 NS– Exercise Class @10am
26 CLOSED 	27 PC– Fit & Fun @ 9 PC– Fiber Arts club @11	28 NS– Exercise Class @10am NS– Quality Health Check PC– Bridge @ 10:30 PC– Mahjong club@ 11 PC– Guided Meditation @8:30Pm	29 PC– Fit & Fun 9am PC– Tai Chi 10-11 PC– Mexican Trai n Dominoes @11am	30 NS– Exercise Class @10am 

Tentative Budget FY 26 Adoption

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FY26 Budget

- Review operating and capital budget requests
- Provide feedback in preparation for final budget adoption on June 12th
- Adopt the FY26 Tentative Budget by ordinance in the regular meeting

PARK CITY 1884

Budget Meetings

On June 12, 2025, the City Council will hold a final public hearing and adopt a Final FY26 Budget, Fee Changes, Elected and Statutory Office Compensation.

- State law requires the adoption of an annual budget by June 30th
  - In the event that City Council does not adopt a budget, the City would be unable to authorize expenditures or continue operations beyond the start of the new fiscal year

Budget Meetings

March 20 – FY26 Budget Outlook and Summary, Financial Projections, Budget Policies

March 27 – Enterprise Fund Summaries, Cost Recovery

April 10 – Operating Budget Preview

April 24 – Capital Improvement Budget Preview

May 1 – Adopt Tentative Budget

May 15 – Fee Schedule

May 22 – Follow-up (as needed)

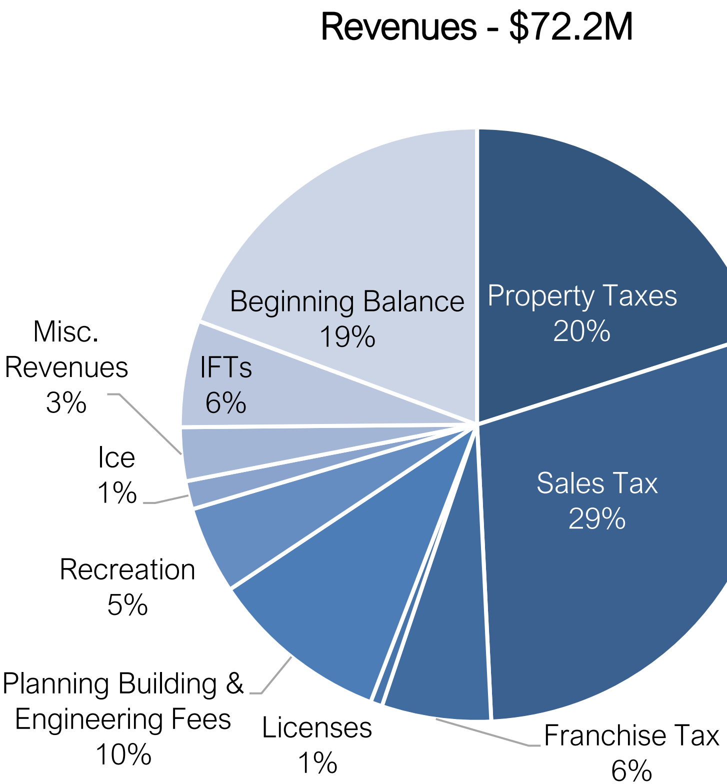
June 5 – Follow-up, Public Hearings (as needed)

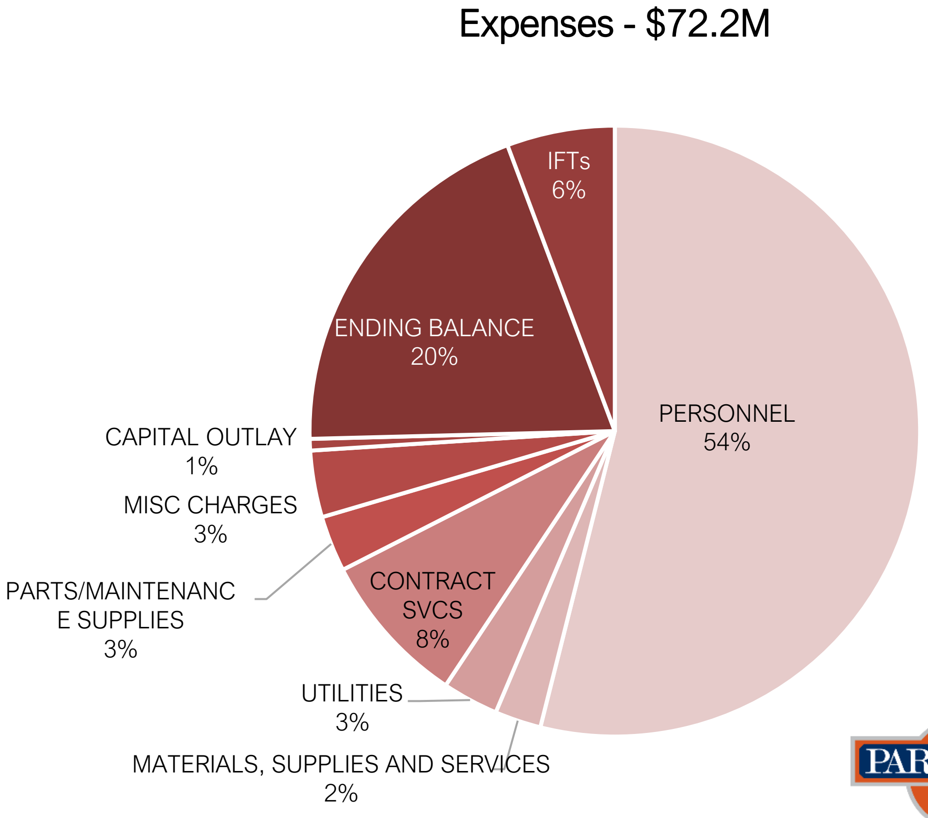
June 12 – Adopt Final Budgets, Budget Policies, Fee Changes, Elected and Statutory Officer Compensation

PARK CITY 1884

Tentative Budget

General Fund FY26 Budget

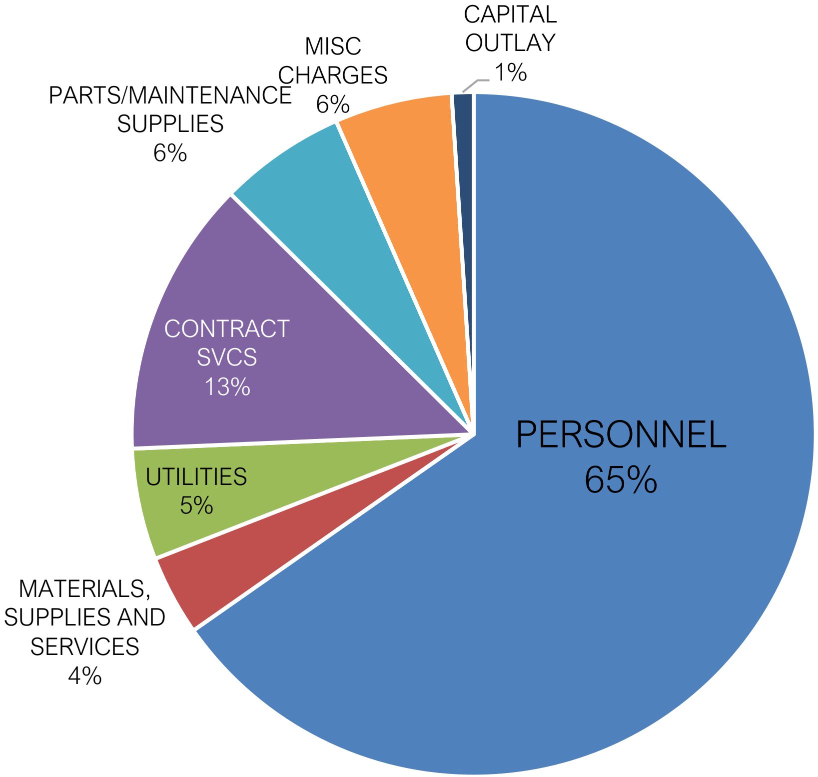




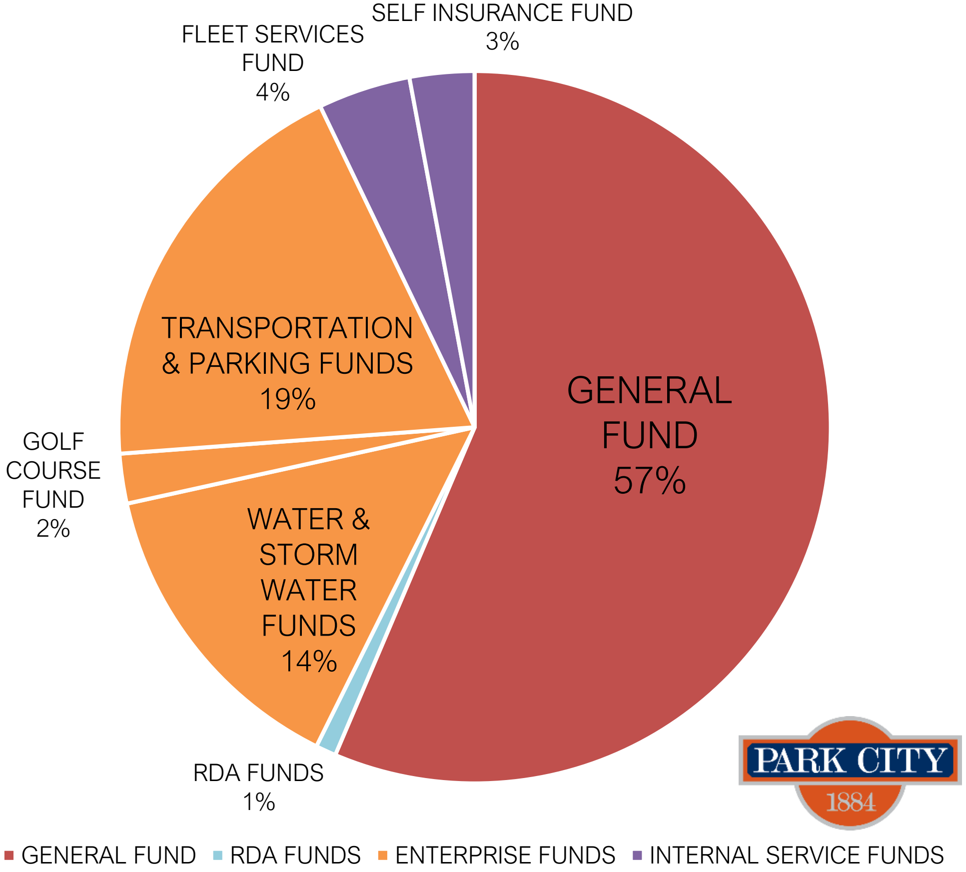
*Beginning and Ending Balances are the percentages of the total. 35% max threshold is a percentage of eligible revenues (no Beginning Balance or IFTs).

Operating FY26 Budget

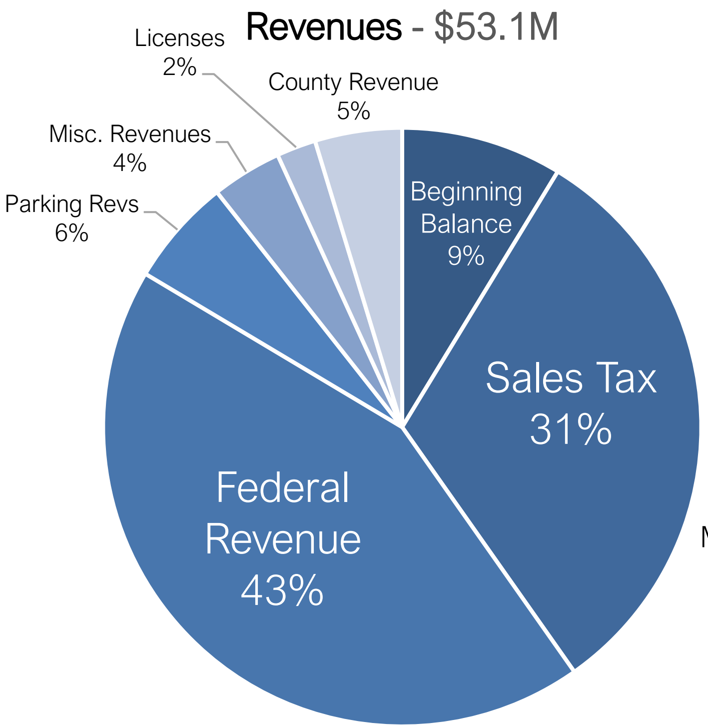
By Major Object - $95.5M

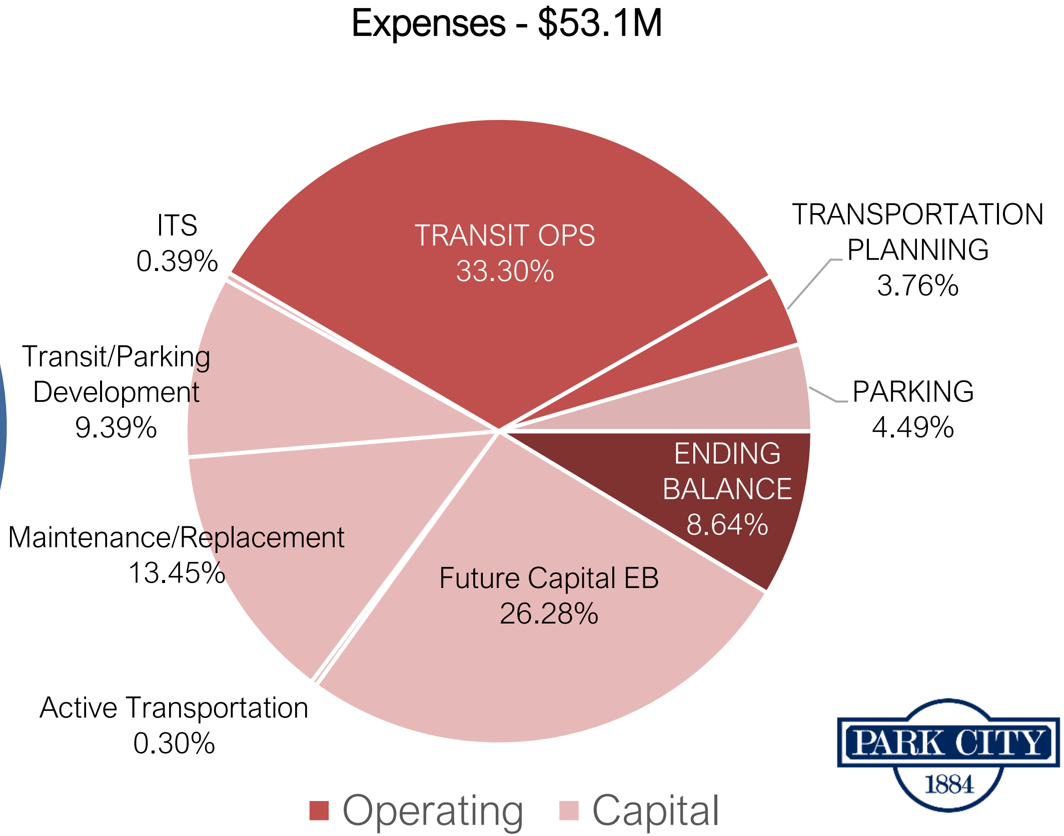


By Fund - $95.5M



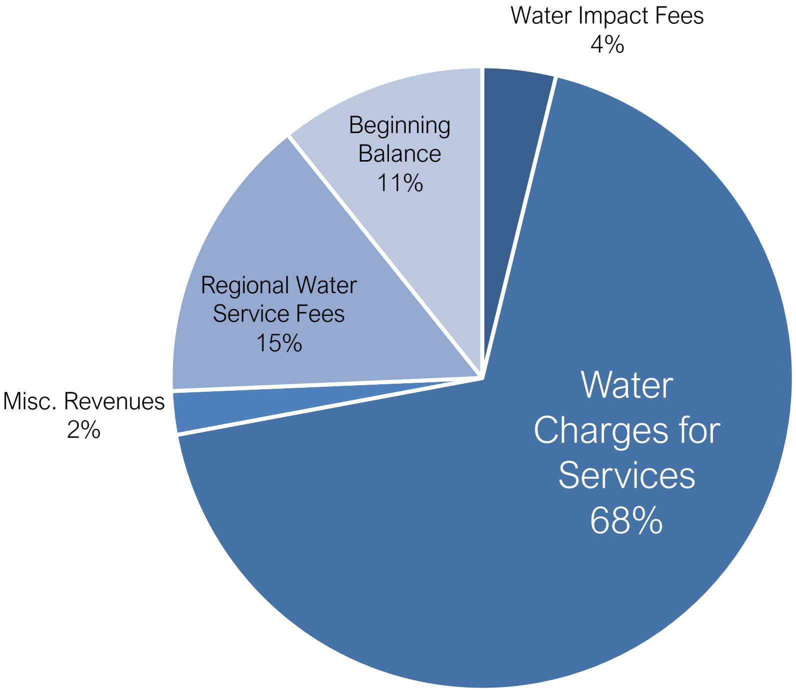
Transportation Fund FY26 Budget



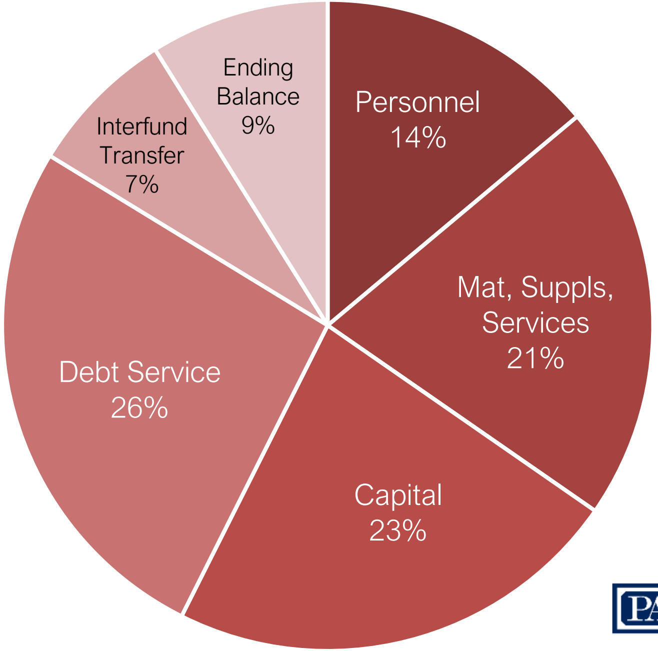


Water Fund FY26 Budget

Revenues - $35.7M



Expenses - $35.7M



Operations

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FY26 Budget

Follow-up from April 10, 2025

- Public Safety – Detective Sgt., K9 Unit
- FY26 Sundance Film Festival budget impacts
- IT – Helpdesk Manager
- Sunny Slopes Trail
- Payment Processing Fees
- Transit service expansion to existing routes (future meeting)

Public Safety

Detective Sergeant - $240k (recurring)

- Volume and sophistication of criminal cases continue to rise
- Cases with the Children's Justice Center have increased 82% over the last few years
- Detective Sgt. Will carry a caseload, onboard and train new detectives, regularly assess performance, and recommend training
- Oversee Investigations, ensure collaboration with victim advocates, multidisciplinary teams, and prosecutors on key cases

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Public Safety

K9 Unit - $204k (recurring)

Year	# of Events	# of Filled Shifts	# of Unfilled Shifts
YTD 2025	2	10	18
2024	9	20	44
2023	13	20	48
2022	7	5	23

- Park City has approximately 280 event days each year
- Currently rely on public and private services
- K9 units are valuable for pre-event security at special events and for dignitaries, and ensuring safety in large crowds and public areas

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Public Safety

K9 Unit

- Cross-trained in Search & Rescue to help track missing persons
- K9 teams can partner with local schools, community organizations, and businesses for outreach initiatives, strengthening relationships and fostering collaboration
- Supplemental K9 support may still be required based on individual event risk assessments

Not included in the tentative budget

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Sundance 2026

Estimated increases to match 2025 service levels

Department	Increase
Transit Services	$ 89,264
Public Safety (Police, EMS, SWAT)	$ 177,133
Special Events	$ 38,953
Traffic Management (Drop and Load Area)	$ 1,000
Public Works	$ 8,217
Total	**$ 314,567**

PARK CITY 1884

Helpdesk Manager

Key IT Challenges

- Escalating Cybersecurity Threats
- Expanding Compliance Requirements
- Legacy Systems & Integrations
- Evolving Service Demands
- Deferred system updates, unsupported platforms, and depth of new systems heighten risk and restrict innovation

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Helpdesk Manager

The IT Helpdesk:

- Handles **7,400+ work orders** annually
- Provides **24/7/365** support with a team of **8 staff members**
- Supports **20 departments** with just **3.4%** of the City's operating budget

A dedicated Helpdesk Manager is essential to maintain service levels while ensuring operational oversight of frontline IT support, prioritize incoming requests, allocate workload efficiently, and serve as the bridge between ongoing project work and day-to-day user support.

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Public Works

Sunny Slopes Trail (Meadows Drive to Round Valley segment)

- Bids came back favorable; this segment will be included in the FY26 repaving project at no additional cost
- Scheduled for Council discussion and contract award consideration on May 15th

PARK CITY 1884

Credit Card Fees

Credit Card Processing Fees

- Finance and Utility Billing transitioned to a new payment processing provider as a key upgrade within our new Enterprise Resource Planning (ERP) system

- MARC and Golf facilities are also moving to a new payment provider to improve integration with their existing point-of-sale systems and lower their monthly service rates

- The current 2% credit card processing fee for transactions over $5,000 is being evaluated as part of the FY26 fee schedule

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Operating Summary

General Fund Requests	Amount	
Ongoing requests - personnel, services, supplies, same level of service	$	1,023,171
Offsets	$	(667,586)
Net operating total	**$**	**355,585**
Contractual Obligations (Sundance, Summit County)	$	21,250
Health Insurance	$	770,554
Total	**$**	**1,147,389**
One-time Expenses (childcare, vehicle, equipment)	$	750,000
Sundance Film Festival 2026 Elevated Service (one-time expense)	$	314,567

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Information Technology 2025

IT operations comprise **3.4%** of the City's total operating budget highlighting our position at the efficient end of the **3% to 7%** industry benchmark and underscoring financial responsibility, strategic resource optimization, and consistent service excellence.

PARK CITY 1884

Executive Summary

To meet growing demands, sustain critical service delivery, and fortify IT infrastructure, approving a **Help Desk Manager** and **Contract Services** is both imperative and transformative. With just 5 Help Desk staff supporting 365 full-time employees and 700 total staff, this strategic decision ensures optimized operations, scalable growth, and a robust foundation for ongoing excellence.

The **IT Department** serves as the backbone for over 30 operational areas, ensuring seamless communication, secure connectivity, and mission-critical support for community services such as Police, Transit, and Water. It drives organizational efficiency, fosters innovation, and ensures regulatory adherence while addressing key priorities:

- **Cybersecurity**: Proactively defending against ever-evolving and sophisticated threats.
- **Technology Lifecycles**: Streamlining asset management for maximum value from acquisition to retirement.
- **Compliance:** Safeguarding the City's reputation through audit-readiness and risk mitigation strategies.
- **Infrastructure**: Enhancing system performance, strengthen security, and driving cost-effective upgrades.
- **Service Evolution**: Continuously improving accessibility, transparency, and productivity to meet user needs.
- **Technical Debt**: Addressing deferred updates to modernize systems and avoid future risks.
- **Staff Retention:** Mitigating turnover impacts through efficient offboarding, onboarding, training, equipment management, data preservation, and access control.
- **Opportunities:** Harnessing AI to revolutionize operations and service delivery, unlocking efficiency, insights, and cutting-edge innovation.

FTE Request

Why a Help Desk Manager?

- **Enhanced Risk Mitigation**: Minimizes disruptions, ensures continuity, and elevates user satisfaction.
- **Optimized Cost Management**: Offers efficient oversight without inflating staffing costs.
- **Specialized Oversight**: Provides focused leadership to enhance reliability and efficiency in help desk operations.
- **Strategic Resource Allocation**: Enables prioritization of high-impact tasks and initiatives.
- **Scalable Infrastructure**: Strengthens IT systems to accommodate organizational growth.
- **Empowered Teams**: Allows IT staff to focus on innovation, cyber risk, AI advancements, and strategic operations.

Core Responsibilities:

- Supervising help desk activities for prompt issue resolution.
- Monitoring system performance to maintain consistent efficiency.
- Acting as a liaison between IT teams and end users to improve communication.
- Driving service delivery enhancements aligned with strategic goals.
- Promoting productivity through targeted leadership and process optimization.

Impact Across 100+ Projects:

- **High-Priority:** Ensures compliance, security, infrastructure stability, and critical service continuity.
- **Medium-High Priority:** Expands accessibility, transparency, and remote connectivity.
- **Medium-Priority:** Supports operational efficiency and effective resource management.
- **Low-Priority:** Advances equity, modernization, and exploratory innovation for future improvements.

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Active IT Projects

High-Priority	Medium-High Priority	Low-Priority
EERP Deployment (3/4-year)	Email for All Deployment	Library Digital Tools & Tech Equity
Domain Conversion (.gov)	Council Chambers AV Upgrades	Digital Signage
Website Redesign	UCJIS New Compliance Standards (Police)	Fiber Inventory
Employee On/Offboarding Automation	Water Distribution Network Replacement	Housing Software Development
70 Radio Sites (End-of-Support)	Data Retention & Litigation Holds	Payment Card (PCI) Compliance
Aged Access Control – POC/Replace	**Medium-Priority**	Webex Meeting Rooms
Server & Network Replacements	Technical Support Infrastructure	Community Center Tech Design
Phone System Upgrade (Phase 1 of 3)	State of Utah: Cyber/Data Compliance	R&D: Virtual Desktops
Employee SharePoint Replacement	Asset Tracking Licenses Management	AI: Data Protections & Policy
Cyber: Vulnerabilities Remediation	MARC/Golf Credit Card & Payment System	GIS: Cloud Architect & Security
AWWA IT Water Standards	Doors Audit & Access (All Facilities)	
Computer Equipment Replacements	SCADA to VoIP Architecture & Design	
	Snow Park – IT Conditional Uses	

Managing 100+ total projects

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IT Operations Scale

700+ FT/PT/seasonal staff

24/7/365 IT support

7,400+ work orders/year

2,000+ devices supported

70+ facilities supported

100+ software applications

5.3M ft. of fiber installed

IT Support Statistics	Count
Help Desk Ratio (5 to FTR)	1:73*
Help Desk Ratio (5 to All Staff)	1:175*
Help Desk Overtime Hours (YTD)	182
Audio Visual Support	1
GIS Support	1
Project Management (EERP)	1
Network Support	2
Systems Support (+ EERP PM)	2
Equipment Statistics	**Count**
Cell Phones	313
Laptops & Desktops	316 + 98
Wi-Fi Access Points	150
Cellular Data Devices**	175

**Includes iPads, police & bus laptops, pump stations, and mobile units

Cyber Score

750 A

Advanced

~100k cyber events monthly

170 cyber incidents per year

➢ **98%** Uptime

***Help Desk Support**
1:45 – Optimal ratio for complex IT environments
1:70 – Appropriate ratio for single OS/network setups
1:25 – Industry median ratio
(*Source: Gartner & Workforce.com*)

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Cost Reduction Options

Services	Annual Costs	Cost Reduction Options	Operational Impacts	Risks/Challenges	Recommendations
Microsoft Licensing & Dept. Software	Varies by license (Mixed CapEx/OpEx)	Web-only, limited-features, or license reduction for select users	Inconsistent user experience; higher support demands	Lower productivity; training challenges; complex support requirements	**Low Priority**: Consider only under urgent budget constraints
Equipment	Varies by device (CapEx only)	Transition to desktops; extend replacement cycles	Reduced mobility; higher support demands for field teams	Decreased flexibility; role inequity; impacts mission readiness	**Medium Priority**: Limit changes to office-based roles exclusively
Email for All Deployment	$140K	Restrict access to full-time and core staff	Disrupts onboarding, scheduling, and communication workflows	Undermines coordination; compromises safety alerts	**Medium Priority**: Reduce access for seasonal/part-time staff
City-Wide Fiber	$271K [$415K CIP reduction]	Scale back fiber conduit investments	Minimal immediate operational impact; potential future challenges	Increased long-term costs (e.g., Olympics); missed open trench installation opportunities	**Medium Priority**: Limit investment to critical project requirements
Cybersecurity (MDR)	$160K	Leverage state/shared/grant-funded alternatives	Reduced threat visibility; fragmented cybersecurity integrations	Heightened risk post-2027 grant expiration; added workload & budget pressures	**High Priority**: Retain funding; pursue alternate resources
Cellular Services	$200K	Limit to essential staff; discontinue city-funded phones	Restricted communication access to PCMC resources	Significant impacts for field teams, remote staff, and EOC operations	**High Risk**: Restrict cuts to administrative and non-field roles only

Capital

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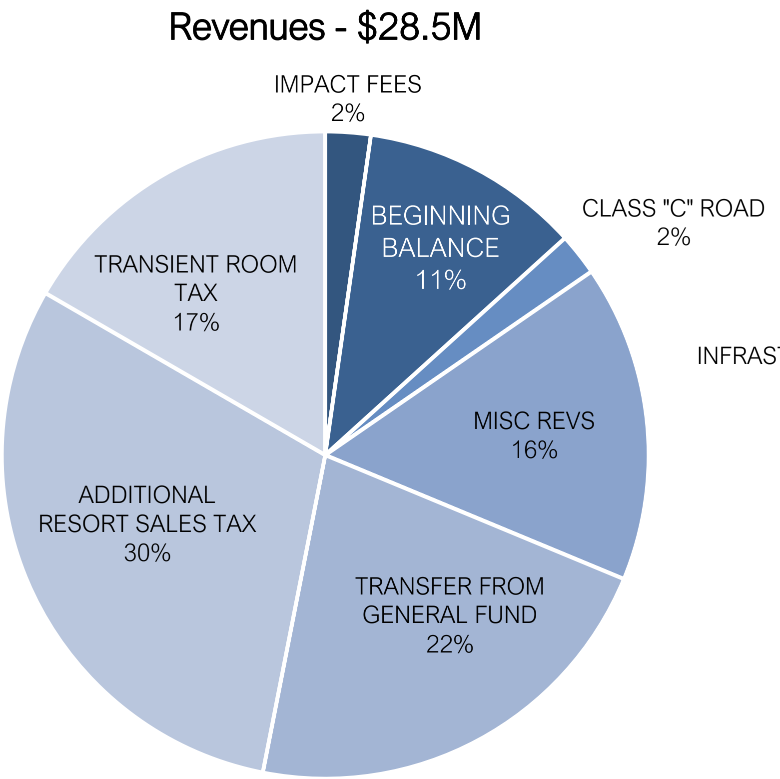
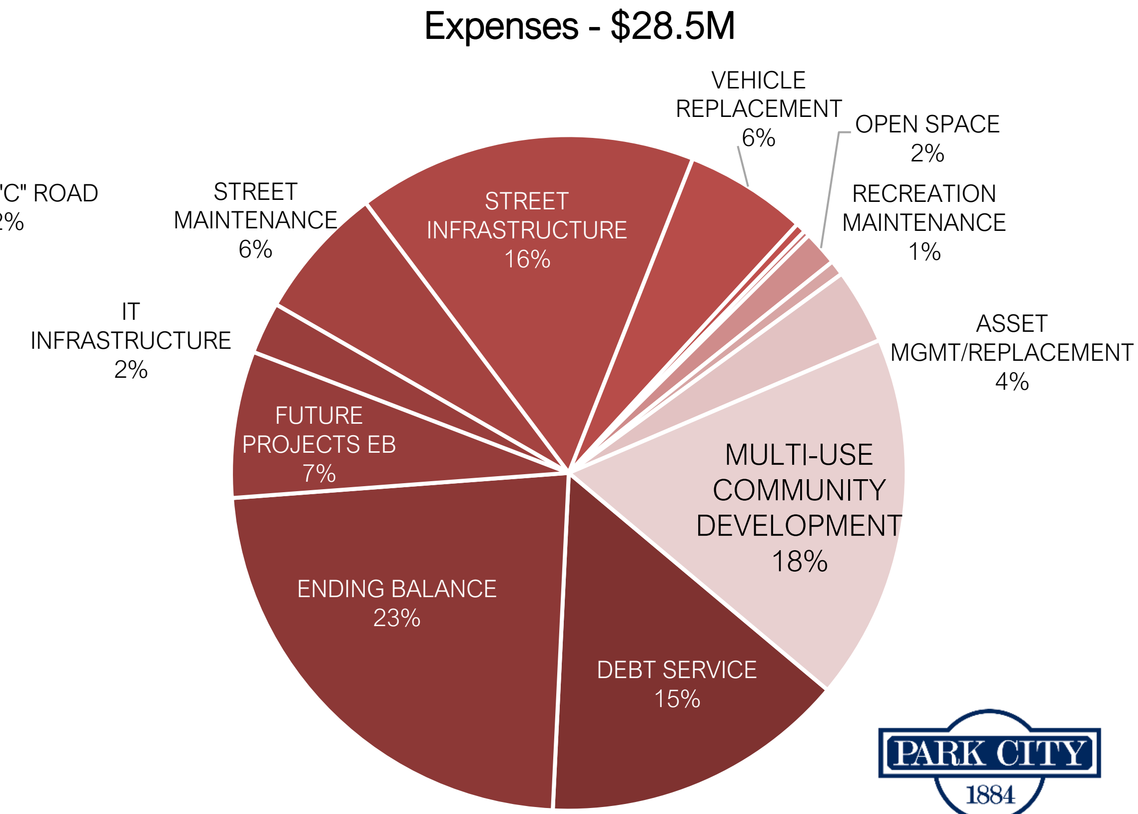
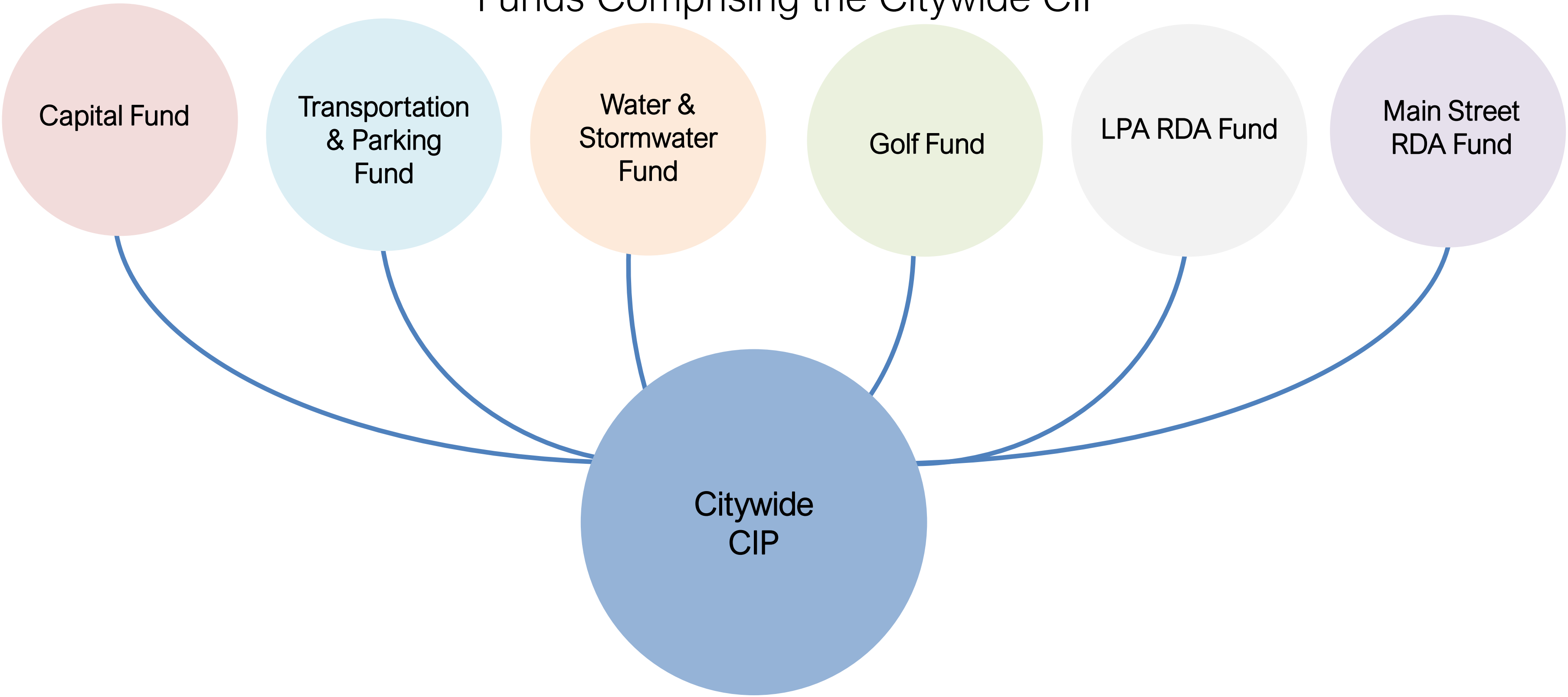
General Capital Fund FY26 Budget



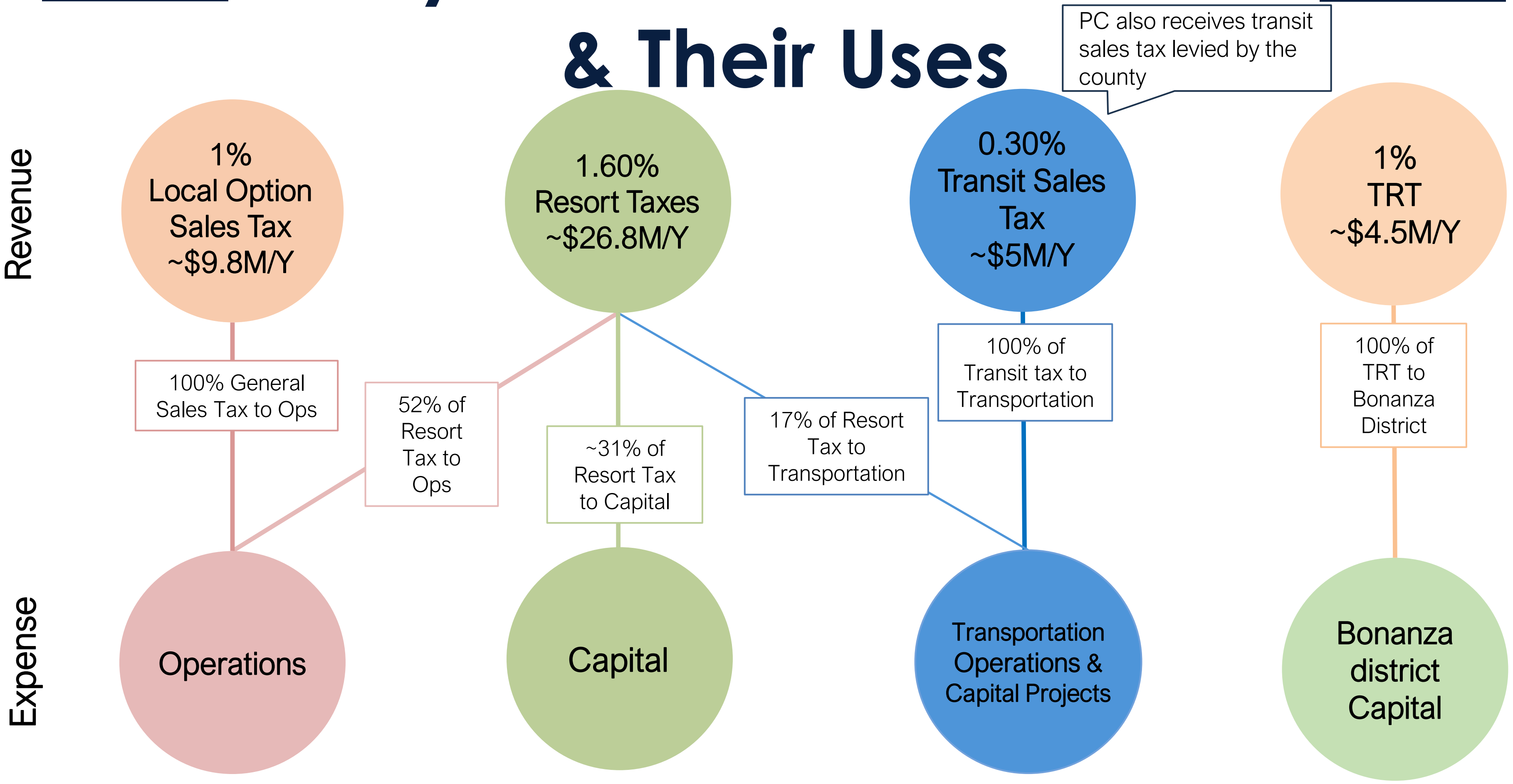


Citywide Capital Improvement Program

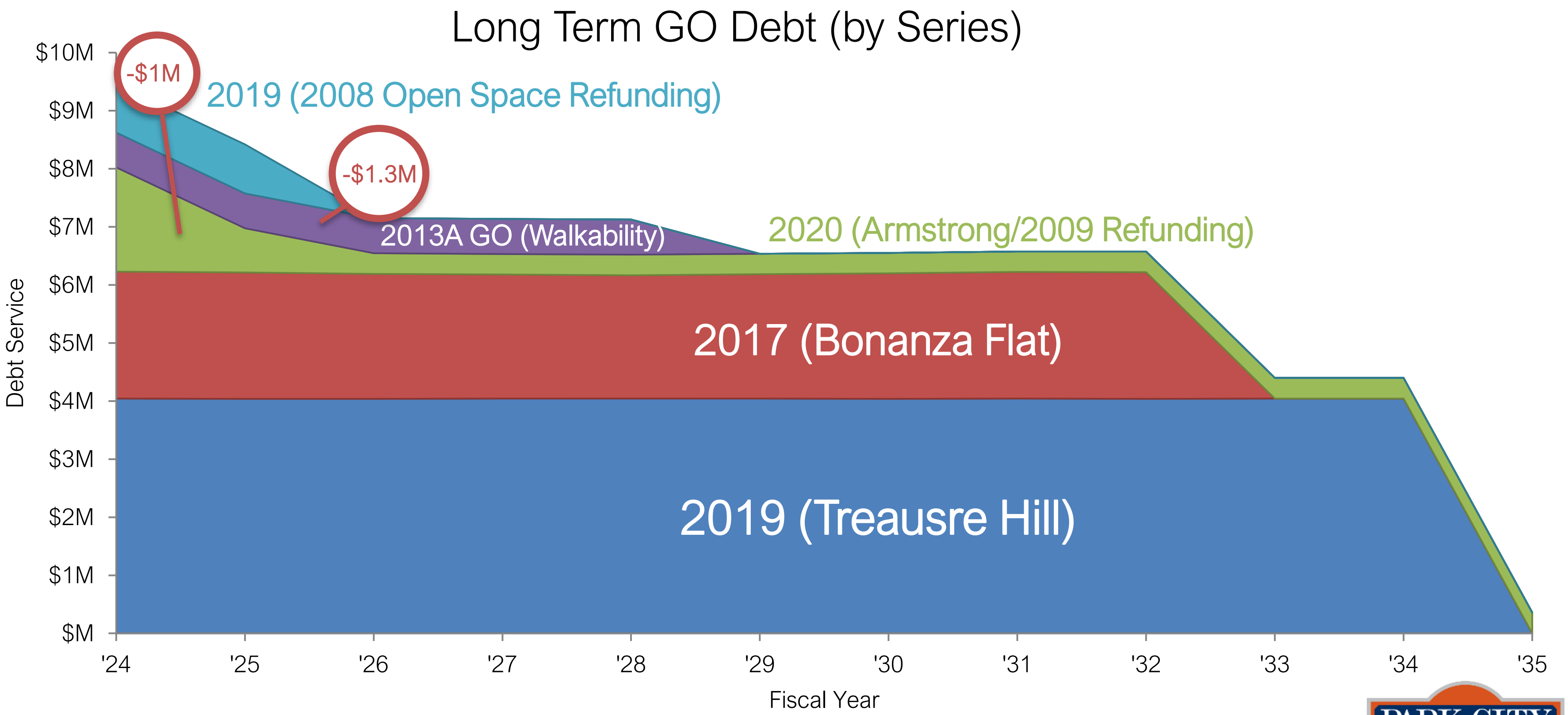
Funds Comprising the Citywide CIP



City Sales Tax Revenues & Their Uses



Property Tax Rate Savings



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Property Tax Rate Savings

FY25 - $1M Savings
FY26 - $1.3M Savings
Total - $2.3M Savings

	MAX Annual Savings	
Assessed Value	Primary	Non-Primary
$500,000	$29	$52
$1,000,000	$57	$104
$1,500,000	$86	$156
$2,000,000	$114	$208
$2,340,000	$135	$250
$3,000,000	$172	$312
$3,500,000	$200	$364
$4,000,000	$229	$416
$4,500,000	$257	$468
$7,000,000	$400	$728

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Sales Tax Revenue Bond

STR Bond

- No need for voter approval
- No new tax
- Higher interest rates than GO bonds
- Dependent on sales tax growth
- Max out bonding capacity

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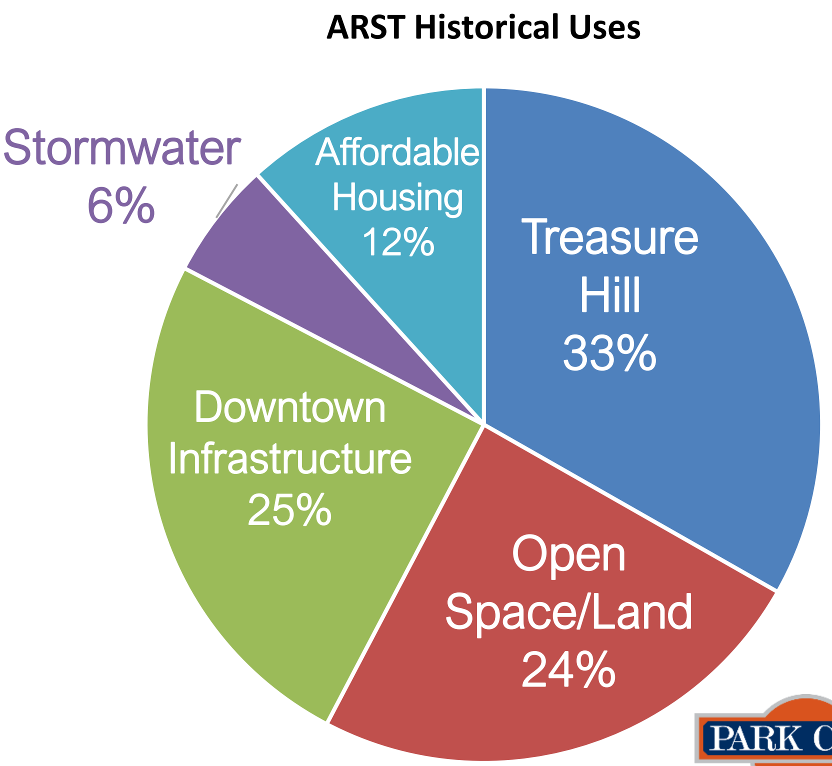
Additional Resort Sales Tax

- Adopted in 2012 with Intended Uses
- ~$8M/year
- $2.7M/year debt service
  (Series 2014B, 2015, 2017, 2019)
- ~$5M/year for projects
- $60M in bonding capacity @ 65% annual sales tax
- $42.5M Expended



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Transient Room Sales Tax (TRT)

- Adopted 2017
- $4.5M/year
- $1.5M/year debt service
- $3M/year free cash
- $22.2M Expended
  - 5-acre property purchase
  - Design/consultants
- $8.2M Budgeted in FY25 (Remainder)
- $38M in bonding capacity @ 65% annual sales tax
- $50M in bonding capacity @ 65% annual sales tax (post-defeasance)

100% Bonanza Park 5-acre Site (Council Discretion)

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Funding & Financial Tools

Existing

Unrestricted Funding
- Fund balance
- Sales tax

Capital Projects
- Defund
- Defer

Revenue Debt
- Water service fees
- Sales tax

Grants/Govt Agencies
- Federal/state grants
- Summit County

New

GO Debt
- Property tax
- Voter approved

Property Tax
- Tax on property value
- Truth in Taxation

Grants/Govt Agencies
- Federal/State grants
- Summit County

Community Project Financing Tools
- RDA, CRA, PID, IFD,HTRZ, FHIZ, HOPZ, etc.

Public-private Partnerships (P3)
- Private sector
- Reduce City $

Community Project Financing Tools

CRA

Community Reinvestment Agency
- Redistributes property tax within geographic boundary based on new growth
- Other governmental entities must authorize

PID

Public Infrastructure District
- Creates a new property tax within geographic boundary
- City authorizes

HTRZ

Housing Transportation Redevelopment Zone
- Redistributes property tax within geographic boundary based on new growth
- BRT requirement
- State authorizes

FHIZ

First Home Investment Zone
- Redistributes property tax within geographic boundary based on new growth
- Affordable housing emphasis
- State authorizes

NONPROFIT SERVICES

UPDATES ON FUNDING RECOMMENDATIONS

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BACKGROUND

- **March 13**: Nonprofit Services Advisory Committee presented recommendations to Council
- **Council approved** most recommendations except:
  - Limited Senior Citizen funding to FY25 and FY26
  - Requested reassessment of PC Tots funding for duplication concerns
  - Asked for recommendations for funding arts and culture
  - Requested reevaluation of the Emergent Community Needs Grant
- **March 20**: Council approved Deputy City Manager's recommendations for arts & culture organization funding
- **March 26**: Committee convened to discuss updates and act on Council direction

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PC TOTS REQUEST

Original Request ($50,000)

- **Goals:**
  - 120 early childhood enrollment spaces for Park City residents
  - Tuition subsidies for 80% of families on a sliding scale
  - Kindergarten readiness assessment using PEEP
- **Key Question**: Does this duplicate existing City investments in childcare?

REEVALUATION

Key Considerations

- Community childcare needs
- PC Tots' alignment with those needs
- Benefits of additional City funding versus duplication of existing efforts

CHILDCARE NEEDS

Challenges

- High childcare costs for the core workforce
- Year-round childcare shortages
- School readiness gaps for underserved children

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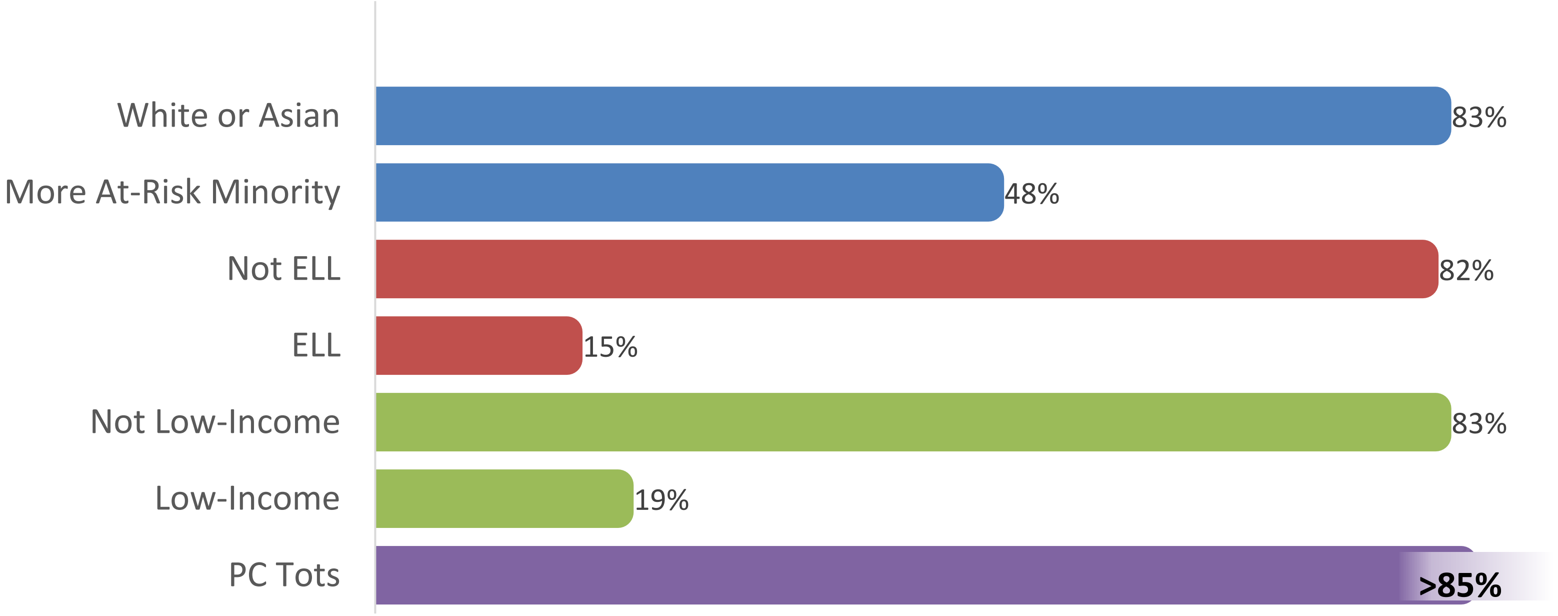
SCHOOL READINESS

PCSD 2023 KEEP Literacy Scores vs. PC Tots Goal



SOURCES: PC Tots; Early Childhood Alliance. *Summit County Childcare Needs Assessment Partial Update October 2024*

PC TOTS GOALS

Updated Performance Metrics

- **Teacher Development**: Increase degree holders in Early Childhood Education from 30% to 50% (at least one degree-holding teacher in every classroom
- **Preschool Quality**: All classrooms to achieve ECERS score ≥ 4.0 (state average is 3.67)
- **Kindergarten Readiness**: Ensure >85% of students are kindergarten-ready (close the achievement gap for underserved students)

RECOMMENDATIONS

- **PC Tots**: Fund request to maintain capacity, strengthen teacher development, and improve academic readiness
  - <u>Rationale</u>: Would ***enhance rather than duplicate*** the City's existing investments in childcare

RECOMMENDATIONS

- **Emergent Community Needs Grant Program:** Increase funding to $100,000
  - <u>Rationale:</u> Would ***strengthen the City's ability to respond quickly*** to urgent community needs in a time of growing uncertainty for nonprofits.

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OPTIONS FOR COUNCIL

	FY25	FY26	FY27
Available Budget	**$27,500**	**$136,000**	**$186,000**

Option A			
PC Tots	*$27,500*	*$50,000*	*$50,000*
Emergent Needs	*$0*	*$100,000*	*$100,000*
Balance	**$0**	***($14,000)**	**$36,000**

Option B			
PC Tots	*$27,500*	*$50,000*	*$50,000*
Emergent Needs	*$0*	*$86,000*	*$86,000*
Balance	**$0**	***$0***	**$50,000**

Option C			
PC Tots	*$27,500*	*$25,000*	*$25,000*
Emergent Needs	*$0*	*$86,000*	*$86,000*
Balance	**$0**	***$25,000***	**$75,000**

*Note: Funds would be reallocated from other existing budgets. No net budget increase needed.

Vacation of Right-of-Way
Ordinance 2025-07

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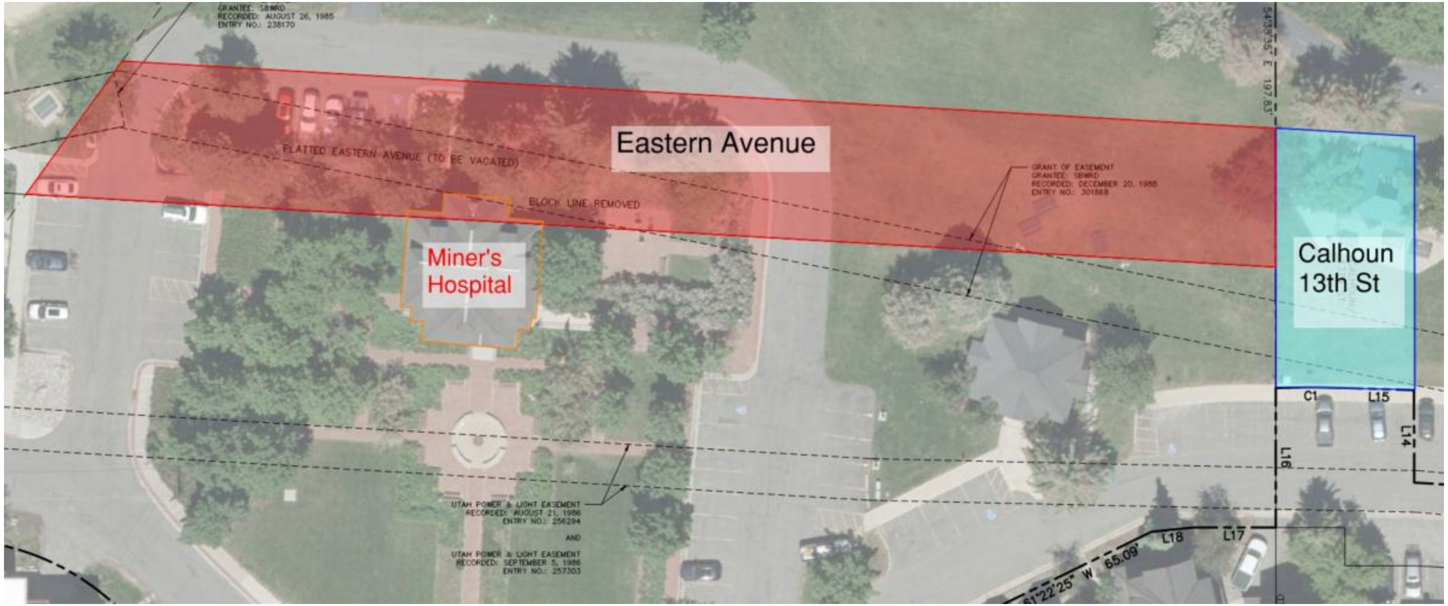
Right-of-Way Vacation

- December 11, 2024, the Planning Commission approved the Community Center Master Planned Development.
- April 2, 2025, the Planning Commission approved the Subdivision for City Park to create three lots and forwarded a positive recommendation for the ROW vacation.

Right-of-Way Vacation

21,775-square-foot portion of Eastern Avenue and a 4,631-square-foot portion of Calhoun/13th Street:



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Right-of-Way Vacation

- PCMC will retain ownership.
- The proposed ROW vacation complies with Utah Code, Resolution 8-98, and no person will be materially injured.

Recommendation

Conduct a public hearing and consider approving Ordinance 2025-07 vacating a 21,775-square-foot portion of Eastern Avenue and a 4,631-square-foot portion of Calhoun/13th Street.

PC TOTS

An Overview

- Three centers in Park City
- Full day, year round care
- 120 children
- 75-80% of families receive tuition scholarships based on Annual Medium Income
- Services support 40+ local businesses

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